



PLAN REVIEW COMMENTS FOR MPA-01-23-017595

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 BUCKWALTER CROSSROADS

| | | | |
|--------------------------|--|----------------------|------------------------|
| Plan Type: | Major | Apply Date: | 01/24/2023 |
| Plan Status: | Pending | Plan Address: | |
| Case Manager: | Dan Frazier | Plan PIN #: | R610 028 000 0921 0000 |
| Plan Description: | A request by Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Buckwalter Crossroads Master Plan by adding an additional 21.92 acres that will include 16.02 acres of residential development and 5.9 acres of commercial development. The property is zoned Buckwalter PUD and consists of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road. | | |

Development Review Committee

Submission #: 1 Received: 01/24/2023 Completed: 02/24/2023

| <i>Reviewing Dept.</i> | <i>Complete Date</i> | <i>Reviewer</i> | <i>Status</i> |
|----------------------------|----------------------|-----------------|--------------------|
| Planning Commission Review | 02/24/2023 | Dan Frazier | Revisions Required |

Comments:

1. Provide a Traffic Impact Analysis as the proposed development will result in a large number of potential trips generated and a need to improve adjacent roadways and intersection.
2. Provide a proposed Buckwalter Crossroads Master Plan that incorporates the proposed development.
3. Provide a breakdown of how parking has been calculated. Per Buckwalter PUD,, the commercial/office area parking is based on use - 3.5 p.s./1,000 s.f. for office, 5 p.s./1,000 s.f. for retail, and 12 p.s./1,000 s.f. for restaurant.
4. Redesign gas station to put building towards the front and pumps behind.
5. The site design of the carwash is too large (takes up too much area).
6. Provide parking lot connections between Building B parking areas.
7. Revise Section III.E. - walkways will be required to connect to public walkways.
8. Provide a sidewalk on Gibbet adjacent to the property.
9. Coordinate external sidewalk connection to Okatie Hwy and Gibbet Road intersection.
10. Provide a sidewalk on Gibbet Road adjacent to the subject property.
11. Provide a 10-foot wide pedestrian and bicycle trail along the Buckwalter Crossroads Master Plan SC Highway 170 frontage.
12. Confirm locations of future stubs are consistent to existing Master Plan
- Storm pond closest to Estate Drive seems out of place, there is no water flowing to it, only an outfall.
13. Provide a tree survey.
14. Is the multi-family development proposed to be gated?
15. Relocate the trash enclosure for the multi-family development, it is too far from the units.

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| Planning Review - SR | 02/24/2023 | Jordan Holloway | Revisions Required |
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Comments:

1. Buffer widths and building setbacks need to be verified with the HCOD requirements of the Buckwalter PUD.

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| Watershed Management Review DRC | 02/20/2023 | Samantha Crotty | Revisions Required |
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Comments:

1. Re-label master plan to show stormwater BMPs. (SWDM 2.1)

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| Building Safety Review | 02/06/2023 | Richard Spruce | Revisions Required |
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Comments:

1 Feb 23 - RAS

wherever sidewalks cross vehicle travel lanes, detectable warning devices are required.
Buildings B shall require accessible parking when they are built.

Beaufort Jasper Water and Sewer 02/21/2023 James Clardy Approved with Conditions
Review

Comments:

Pending formal submittal of water and sewer design for review by BJWSA's Design Review Team.

Fire Department Review 02/24/2023 Dan Wiltse Approved with Conditions

Comments:

Comments may be provided at DRC.

Police Department Review 02/21/2023 Adam Barberio Approved

Planning Review - Address 01/25/2023 Ryan Coleman Approved

Transportation Department 01/25/2023 Megan James Approved
Review

Comments:

No comments

Plan Review Case Notes: